



PROPERTY
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Almora Drive
Dumbarton
G82 1AE

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Offers Over £220,000

This beautiful modern two bedroom mid terrace villa is a stunning example of what can be done with imagination and quality finishings to create a beautiful home which has been thoroughly upgraded and is in walk-in condition throughout.

The property was built in 2015 by Avant Homes and the present and only owner has meticulously upgraded to include a stunning new kitchen, new quality downstairs cloakroom and a magnificent new upstairs shower room.

The front of the property looks as good as the inside with low maintenance attractive facing brick, beneath a pitched concrete tiled roof and low maintenance Astroturf with central pathway leading to the main door.

At the rear is a raised deck area accessed from the lounge and there is an adjacent rendered privacy wall with the remainder of the garden being enclosed and paved. At the rear is a wooden gate giving access to the bins and also leading out to the private parking.

The property comes with two private parking spaces at the side of the building.

Internally the house has an impressive layout of apartments all of which are in excellent decorative order with quality finishing and high standard of decoration throughout. There is also a nice view from the upstairs bedroom at the and the larger bedroom at the rear which has outlook onto the surrounding countryside.



**Home Report Valuation
£230,000**



The accommodation comprises entrance hall which is open plan through to the main lounge/ living area with the kitchen at one side and bifold doors opening onto the back garden and deck area.

The downstairs cloakroom has been completely upgraded to include quality tiling, beautiful sink and tiled and heated flooring.

The kitchen was completely replaced to include quality floor and wall units with integrated induction hob, oven and microwave. Also built in is a fridge freezer and dishwasher with complimentary worktop surface area and clever under lights.

The lounge is a great size and has ample space for large furniture and table of required with a cupboard at one side under the stairs which is also plumbed for the washing machine.

On the upper level the staircase leads to an attractive landing area with hatch opening to a floored loft space.

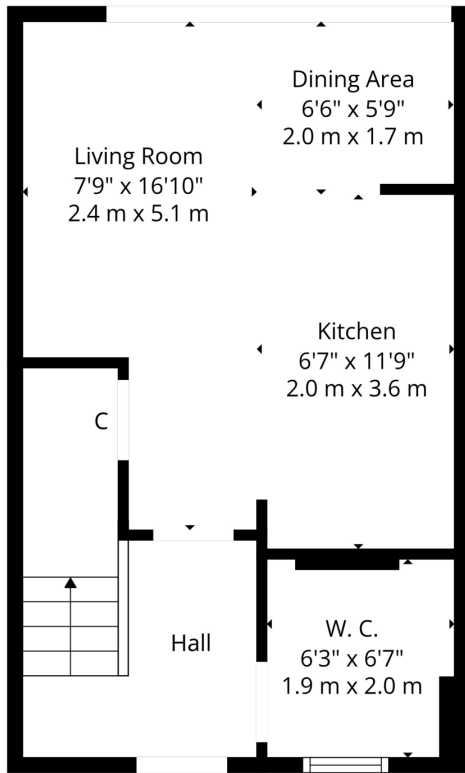
There are two double bedrooms both of which have storage with the larger one having full width sliding wardrobes with great storage.

The main shower room has been completely transformed to provide a stunning area with quality tiling, clever use of lighting and a mains operated rainfall shower and screen. Adjacent to this is a quality sink with storage underneath.

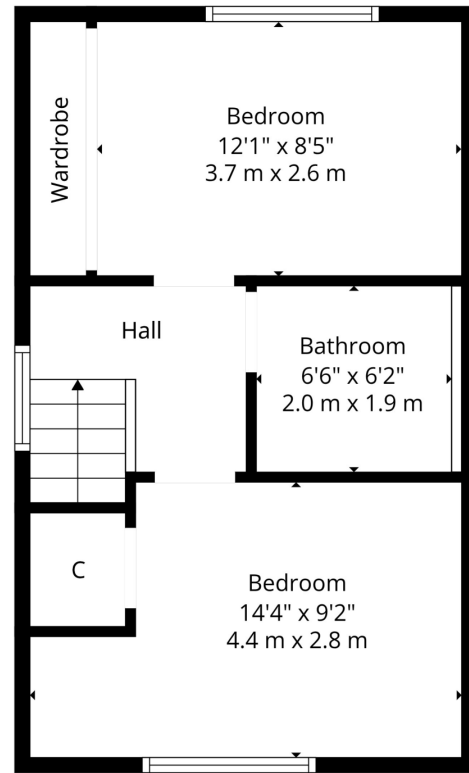
The property further benefits from gas central heating and double glazing.



Vendor Comments



Basement



Ground Floor



Total: 698 sq. Ft, 64 m²
 Basement: 349 sq. Ft, 32 M², Ground Floor: 349 sq. Ft, 32 m²
 Excluded Areas: Walls: 61 sq. Ft, 7 m²

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

Dumbarton East boasts excellent connectivity, making it a prime location for road, rail, and bus travel across the West of Scotland. With six trains per hour departing Dumbarton East station, you can easily reach Glasgow City Centre or enjoy a direct service to Edinburgh Waverley. Additionally, connections to Helensburgh, Balloch, and the picturesque Loch Lomond are readily available. For drivers, the M8 motorway is just five miles to the east, providing swift access to Glasgow, Stirling, and Edinburgh. Glasgow International Airport is also conveniently nearby.





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